

REGULAR CITY COUNCIL MEETING  
APRIL 13, 1987

PRESENT

Ruth Hansen  
Craig Greathouse  
Don Dafoe  
David Church  
Neil Dutson  
Gayle Bunker

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

ABSENT

Richard Waddingham

City Attorney

OTHERS PRESENT

Jim Allan  
Dorothy Jeffery  
Neil Forster  
Max Wood  
Lamond Palmer  
Doyle Bender  
John Quick  
Robyn Pearson  
Richard K. Turner  
Jane Beckwith

City Manager  
City Recorder  
Public Works Director  
Parks & Recreation Director  
Parks Superintendent  
City Treasurer  
City Engineer  
Millard County Administrator  
Millard County Stock Show  
Historic Preservation  
Commission  
Chamber of Commerce  
Nickle Insurance Agency  
City Resident

Jean Smith  
John Nickle  
Martin Ludwig

Mayor Hansen called the meeting to order at 7:00 p.m. Dorothy Jeffery, City Recorder, acted as secretary. Mayor Hansen stated that notice of the meeting time, place and agenda was posted at the principal office of the governing body located at 76 North 200 West and was provided to the Millard County Chronicle/Progress, the local radio station, KNAK, and to each member of the City Council by personal delivery two days prior to the meeting.

MINUTES

The proposed minutes of a regular City Council meeting held March 23, 1987, were presented for consideration and approval. The Council reviewed the minutes briefly, after which Council Member Neil Dutson MOVED that the minutes be approved as presented. The motion was SECONDED by Council Member David Church. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a list of which had been given to them two days prior to the meeting. Following a brief discussion of the accounts payable, Council Member Neil Dutson MOVED that the accounts payable be approved for payment in the amount of \$45,151.56, including the Millard County Fire District/Delta City Fire Department accounts payable in the amount of \$449.31. The motion was SECONDED by Council Member Don Dafoe. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

ROBYN PEARSON, MILLARD COUNTY ADMINISTRATOR: POSSIBLE  
CONSTRUCTION OF CORRECTION FACILITY

Mayor Hansen asked Millard County Administrator Robyn Pearson to address the Council regarding a State of Utah - Regional Correction Facility.

Robyn Pearson reviewed the following portions from a letter received from the State of Utah Department of Administrative Services Division of Facilities Construction & Management, dated April 1, 1987, addressed to the Millard County Commissioners:

Dear Commissioners:

The Utah Department of Corrections and the Division of Facilities Construction and Management (DFCM) are authorized by the Legislature to design and secure a site for a 2,000 bed regional prison.

To facilitate the site selection process in the most expeditious and objective manner possible, it is the intent of Corrections and DFCM to work directly with the individual County Commissions throughout the State. By utilizing the Commissions as the central coordinating entity for their respective counties, it is hoped that all potential sites within a given county may be identified and evaluated on a local level, including establishing general public acceptance, prior to final evaluation and decision by the State. For better local coordination, private inquiries for copies of the site selection RFP will be directed to the respective counties of residence of the private party.

The site evaluation and selection team, comprised of individuals from the Department of Corrections, the Building Board, the Division of Facilities Construction and Management, and a special corrections program and design consultant, will evaluate the responses to the site selection questionnaire and reduce the number of proposed sites to a final list of the most suitable

location. The evaluation team, along with the architectural and engineering consultants and in direct coordination with the various County Commissions will then perform an in-depth evaluation of the final sites. Such evaluations will include the holding of local hearings as a method of evaluating public attitudes, support, and approval of the project in addition to the professional analysis and evaluation process.

The final selection will be predicated on an objective analysis of site suitability for the project, initial site acquisition, development, and construction costs, projected life-cycle program costs specific to each site, and approval and acceptance by the sponsoring county commission.

Multiple sites within one county are encouraged, and we are recommending that the County Commissions provide the project description and the site evaluation questionnaires to each city expressing interest in the project. We would, however, request that all correspondence, including responses to the questionnaire, be forwarded through the Commission to the State.

Those counties and cities interested in the proposed regional prison should respond to each item included in the questionnaire as accurately and completely as possible, and all responses must be received at the offices of the Division of Facilities Construction and Management by no later than 4:00 PM, Friday, May 15, 1987. Proposals received after the time stated will be returned unopened to the sponsor. Because of the need for state control over the technical and security aspects so critical to this project, this proposal is for a site only. No developer proposals for a site complete with facilities to be included as a package will be considered acceptable. DFCM will bid the construction portion of the project separately.

If you or your cities are not interested in locating the prison in your area, we are requesting that you notify the Division of Facilities Construction and Management of that fact, in writing. Otherwise, the absence of a response to the site evaluation questionnaire will be interpreted as a position of "no interest".

Mr. Pearson then reviewed the following Project Description:

The proposed regional prison will be designed to ultimately accommodate approximately 2,000 inmates. Designed as a Medium and Maximum Security Facility. It is anticipated that the project will be completed in phases.

The initial phase will provide for the site development to accept the ultimate project scope and construction of the perimeter security, core support facilities and housing for 500 to 750 beds. At the conclusion of the first phase the annual operational cost would approach ten million dollars, including up to 350 staff positions. Completion of this first phase is projected for 1990.

As inmate populations grow, the site would eventually be expanded to accept the ultimate designed capacity of approximately 2,000 inmates. At today's dollar the institution's annual operating budget would be in excess of twenty-five million dollars and would employ as many as 800 people eventually.

It is anticipated that at each phase all necessary services essential for the management and operation of the institution will be provided primarily on a local level.

Following discussion of the proposal, the Council agreed that sufficient time had not been given for the City to proceed with the site selection and to complete the necessary paper work required.

Council Member Craig Greathouse MOVED that Delta City is not in favor of participating in the proposed site selection for a Regional Corrections Facility. The motion was SECONDED by Council Member Don Dafoe. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

RICHARD K. TURNER, PRESIDENT, MILLARD COUNTY LIVESTOCK SHOW

Mayor Hansen requested Richard K. Turner, President, Millard County Livestock Show to address the Council regarding the Millard County Stock Show Barn water bill.

Mr. Turner explained that for the past several years the Millard County Stock Show Committee has not been billed for water used at the Stock Show Barn. He said that he recently received a water bill and requested that the City donate the water used at the Millard County Stock Show Barn as a contribution to the Stock Show.

Public Works Director Neil Forster explained that the water at the Stock Show Barn has not been metered in the past, but it was necessary to redo the water line by the barn so a water meter was installed at that same time.

Council Members asked about the billing process for the swimming pool and what the water bond allows concerning the donation of water. It was noted that the swimming pool is not charged for water used there.

The Council asked City Manager Jim Allan to research the Water Bond and determine the regulations for contributions of water.

Following discussion, Council Member Don Dafoe MOVED that the Millard County Stock Show Committee pay the water bill and the City will then make an annual contribution out of the City Council budget to the Stock Show in the amount of \$114. The motion was SECONDED by Council Member David Church. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

PUBLIC WORKS DIRECTOR NEIL FORSTER: PAYMENT REQUEST FOR M & M ASPHALT SERVICES

Mayor Hansen asked Public Works Director Neil Forster to present a payment request for M & M Asphalt Services.

Public Works Director Neil Forster presented Invoice No. 1007 from M & M Asphalt Services for Crack Sealer, which is being applied at the Delta City Airport Runways in the amount of \$14,950. Mr. Forster said that \$14,950 is for partial payment of the project. He said that in the actual bid for the Airport Crack Seal Project the parking ramp was not included in the bid price and he has requested an add-on to the contract for an approximate amount of \$2,000. Mr. Forster said that Ron Theobald from Utah Department of Transportation Division of Aeronautics has agreed to additional labor and materials on the same 70%/30% participation basis.

Mr. Forster reported that the East-West Runway has been completed in the Airport Crack Seal Project, but the remaining North-South Runway will take one week longer than anticipated. He reported that Ron Theobald has been down and inspected the project and is satisfied with what is being done.

Mr. Forster said that Ron Theobald indicated that Delta City could apply for additional State funding after July 1, 1987, to complete the seal coat and the striping on the airport runways. In FY 1988-1989 an additional \$15,000 will be needed to obtain matching State and Federal funding for the remaining airport runway projects.

Following discussion, Council Member Neil Dutson MOVED to approve payment of Invoice No. 1007 to M & M Asphalt Services in the amount of \$14,950. The motion was SECONDED by Council Member David Church.

JANE BECKWITH, HISTORIC PRESERVATION COMMISSION: APPOINTMENT OF BOARD MEMBERS

Mayor Hansen asked Jane Beckwith to address the Council regarding the Historic Preservation Commission.

Jane Beckwith said that she is trying to establish a Historical Preservation Commission in Delta City and said that Ordinance No. 85-92 was adopted April 15, 1987, allowing that action. She said that establishing a Historical Preservation Commission in Delta City would provide the possibility of receiving grant money from the State Historical Society to preserve and promote historical sites in our area.

Ms. Beckwith submitted the following names for Council's consideration and approval to be appointed to the Historical Preservation Commission Board:

Jane Beckwith  
Quinn Shepard  
Dorothy Killpack  
June Reid  
Louise Lyman

Following a brief discussion, Council Member David Church MOVED to approve the recommended board members to the Historical Preservation Commission Board. The motion was SECONDED by Council Member Neil Dutson. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

JEAN SMITH, CHAMBER OF COMMERCE: SET DATE FOR DELTA CITY SPRING CLEAN-UP

Mayor Hansen asked Jean Smith of the Delta Area Chamber of Commerce to address the Council and review the Delta City Clean-Up Campaign for 1987.

Jean Smith said that the proposed dates for the Delta City Clean-Up are May 2 and May 9 and requested the use of City equipment and Public Works personnel.

Following a brief discussion, Council Member Craig Greathouse MOVED to approve the use of City equipment and personnel on the 2nd and 9th of May in coordination with the Delta Area Chamber of Commerce Clean-Up Campaign. The motion was SECONDED by Council Member David Church. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

MAX WOOD, PARKS & RECREATION DIRECTOR: PARKS & RECREATION DEPARTMENT REPORT

Mayor Hansen asked Parks & Recreation Director Max Wood to report on the activities of the Parks & Recreation Department.

Max Wood presented a Delta City Parks & Recreation Update from October 1, 1986 through March 31, 1987, as on file, and reviewed it in detail with the Council.

MAX WOOD, PARKS & RECREATION DIRECTOR: OPERATION OF CONCESSION STAND

Mayor Hansen asked Parks & Recreation Director Max Wood to address the Council regarding the operation of the Regional Park concession stand.

Max Wood presented the following information to Council regarding the Concession Stand Operation:

During winter months we did an indepth study on power costs in our parks. We found some realistic costs associated with the operation of the concession stand. The attached sheet on concession stand power costs shows a monthly charge for running concessions based on the equipment listed. With these charges in mind and adding a labor cost of \$1,866 along with FICA at \$133 (\$1,999); the actual profit or loss for last years operation of the concession stand would have been a loss of \$1,277. This factor doesn't begin to reflect all the free labor given by our staff. Lily spent 1-2 hours a day checking register tapes against deposits, counting money, receipting money, and making deposits. Dale or myself spent 1-2 hours a day ordering, purchasing, and stacking supplies.

I recommend that, because of the reduction in personnel and the limited amount of time for our staff to accomplish day to day tasks, we lease the concession stand this year.

Rick Farnsworth and Bob David have expressed interest in the possibility of leasing the concession stand. With the Council's approval and direction, I feel we could come up with an equitable lease for both parties involved.

If the Council is still in favor of operating concessions, I feel we need to look at buying equipment that can save us money in purchases and increase profits; such as an Ice Maker and Grill.

The Council discussed the possibility of letting volunteer groups operate the concession stand. The Council's main concern is the level of service attained with volunteer operation of the concession stand.

Max Wood reported that the first baseball tournament is to be held April 25th and the concession stand should be in operation for that tournament.

Following further discussion, Council Member Don Dafoe said that the Parks & Recreation Department is budgeted through December 31, 1987, and instructed Mr. Wood to hire temporary help to operate the concession stand until July 1, 1987. The Council will determine the level of service guidelines, rental fees, power usage, and use of equipment before leasing the concession stand.

MAX WOOD, PARKS & RECREATION DIRECTOR: REPAIR OF TENNIS COURT FENCE

Mayor Hansen asked Parks & Recreation Director Max Wood to review with the Council the needed repair of the tennis court fence at the Regional Park.

Parks & Recreation Director Max Wood presented and reviewed with the Council a memorandum, as on file, regarding the Tennis Court Fence and said that in September 1986, the tennis court fence was damaged by strong winds, this problem also occurred in the Fall of 1984. The damage is a result of using windscreens on the tennis court fences, which were not designed or capable of carrying the extra weight of the windscreens. He said that the first repairs were made by straightening the fence poles and placing another smaller pipe inside the existing fence poles.

Mr. Wood said that after talking to various fencing companies and engineers, and considering the cost of replacing the tennis court fence, he would recommend that the windscreens are not installed again. He then recommended two alternatives to repairing the fence. First, straightening fence poles and fencing materials back to normal. Second, straightening fence poles and breaking out the concrete one foot below, then placing a 13 foot sleeve over the top of the existing pole and welding the joint, and covering the hole back in with concrete.

Mr. Wood said that the property insurance policy through Nickle Insurance covers the claim submitted on the fence, which requires a \$1,000 deductible to be paid by the City. Nickle Insurance requires two price quotes for repairs submitted to them in writing.

Mr. Wood said that he obtained a price quote from Acme Fence for the repair using 13 foot sleeves for the south section of fencing in the amount of \$2,188.

The Council questioned Intermountain Power Project's (IPP) position on bearing the cost of repair of the fence. City Manager Jim Allan was instructed to contact IPP regarding their position on the cost of repairs of the tennis court fence.



Following further discussion, Council Member Don Dafoe MOVED to repair the tennis court fence using a 13 foot sleeve over the top of the existing poles. The motion was SECONDED by Council Member Neil Dutson. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

MAX WOOD, PARKS & RECREATION DIRECTOR: REGIONAL PARK FIELD CONDITIONING

Mayor Hansen asked Parks & Recreation Director Max Wood to review with the Council the field conditioning at the Regional Park.

Parks & Recreation Director Max Wood said that in the past three different drags have been used on the ball diamonds at the Regional Park and the Neighborhood Park. He explained that each drag or groomer is essential in the process of providing a quality infield, which not only improves appearance but also prevents obstacles which add liabilities to the recreation program.

Mr. Wood said that Rahn Manufacturing Inc. markets an infield groomer, which does the same job as the three drags they are presently using. It is a three-in-one unit which can be pulled by a three or four wheeler. Mr. Wood said that with the anticipated cut back in manpower in the parks department, he feels this piece of equipment is essential in cutting 2/3 of the time spent in field preparation. It would also save time in transporting each drag from field to field and could cut maintenance costs of repairing drags.

Mr. Wood said that the cost of the infield groomer is approximately \$1,200, which he feels would save the City that much or more labor during one season of baseball and softball. He also said that this item was not budgeted for but he feels that it could be taken out of temporary salaries in the parks department.

Following a brief discussion, Council Member Don Dafoe MOVED to authorize the purchase of an Infield Groomer to be used in the Regional Park and the Neighborhood Park. The motion was SECONDED by Council Member Craig Greathouse. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

MAX WOOD, PARKS & RECREATION DIRECTOR: FINAL PAYMENT REQUEST FOR DESERT RAIN

Mayor Hansen asked Parks & Recreation Director Max Wood to present a final payment request for Desert Rain.

Parks & Recreation Director Max Wood explained that Desert Rain Plumbing and Landscaping was issued a check on April 10, 1987, for the installation of a sprinkling system in the Delta City Park in the amount of \$5,889. Mr. Wood requested Council's approval for final payment of that amount.

Following a brief discussion, Council Member Neil Dutson MOVED to approve final payment of \$5,889 to Desert Rain Plumbing and Landscaping. The motion was SECONDED by Council Member Don Dafoe. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Council Member Don Dafoe was instructed to contact the Millard School District as to the agreement for maintenance of the lawn west of the Millard School District Office building.

Mr. Wood also asked for Council's consideration in raising team fees to cover the cost of personnel used for night games and tournaments. The Council asked Mr. Wood to submit some figures for the estimated cost of personnel.

CITY MANAGER JIM ALLAN: DELTA CITY FY 1987-1988 INSURANCE BIDS

Mayor Hansen asked City Manager Jim Allan to present to the Council insurance bids received for fiscal year 1987-1988.

Mr. Allan said that bid specifications were issued in March and that all Delta City insurance companies received the bid specifications. He also said that Utah Local Governments Insurance Trust and the Risk Management Pool received a copy of the bid specifications.

Mr. Allan said that the bid closing was April 4, 1987, in which bids were received from Nickle Insurance Agency and Utah Local Governments Insurance Trust. Mr. Allan then presented the following comparisons in the two bids received:

COVERAGE AREA:

PROPERTY

A. Present Policy

1. Carrier: Hartford
2. Bid Price: \$8,000 Approximately
3. Cost: \$15,254

\*This was reduced to \$12,049 half way through the year

B. Next Fiscal Year

1. Nickle Insurance
  - a. Carrier: Hartford
  - Bid Price: \$12,500 Approximately

2. Utah Local Government Trust
  - a. Carrier: ULGIT
  - b. Bid Price: \$4,104

COVERAGE AREA:

INLAND MARINE

A. Present Policy

1. Carrier: Hartford
2. Bid Price: \$2,150
3. Cost: \$1,328

B. Next Fiscal Year

1. Nickle Insurance
  - a. Carrier Hartford
  - b. Bid Price: \$1,100
2. Utah Local Government Trust
  - a. Carrier: ULGIT
  - b. Bid Price: \$924

COVERAGE AREA:

GENERAL LIABILITY

A. Present Policy

1. Carrier: National Union
2. Bid Price: \$28,030
3. Cost: \$28,030

B. Next Fiscal Year

1. Nickle Insurance
  - a. Carrier: Hartford  
Landmark America
  - b. Bid Price: \$46,233  
\$18,011
2. Utah Local Government Trust
  - a. Carrier: ULGIT
  - b. Bid Price: \$33,204\*

\*Includes the following:

Public Officials and Employees Liability  
Law Enforcement Liability  
Comprehensive General Liability  
Automobile Liability

COVERAGE AREA: LAW ENFORCEMENT PROFESSIONAL LIABILITY  
PUBLIC OFFICIALS ERRORS & OMISSIONS

A. Present Policy

1. Carrier: National Union
2. Bid Price: \$10,500 - \$12,500
3. Cost: \$ 6,719

B. Next Fiscal Year

1. Nickle Insurance
  - a. Imperial Casualty & Indemnity  
Great American Lives Insurance
  - b. Bid Price: UNK\*
2. Utah Local Government Trust
  - a. Carrier: ULGIT
  - b. Bid Price: Included with General Liability price

COVERAGE AREA: AUTO LIABILITY

A. Present Policy

1. Carrier: National Union
2. Bid Price: \$24,270
3. Cost: \$32,498

B. Next Fiscal Year

1. Nickle Insurance
  - a. Carrier: National Union  
Landmark America
  - b. Bid Price: \$14,510 Approximately
2. Utah Local Government Trust
  - a. Carrier: ULGIT
  - b. Bid Price: Included in Total Liability

COVERAGE AREA: AUTO PHYSICAL DAMAGE

A. Present Policy

1. Carrier: National Union
2. Bid Price: \$4,000
3. Cost: Included with liability policy price

B. Next Fiscal Year

1. Nickle Insurance
  - a. Carrier: National Union
  - b. Bid Price: \$5,456

2. Utah Local Government Trust
  - a. Carrier: ULGIT
  - b. Bid Price: \$4,866

COVERAGE AREA:

AIRPORT LIABILITY

A. Present Policy

1. Carrier: USAIG
2. Bid Price: \$5,911
3. Cost: \$5,600

B. Next Fiscal Year

1. Nickle Insurance
  - a. Carrier: USAIG
  - b. Bid Price: \$5,911 Approximately
2. Utah Local Government Trust
  - a. Carrier: UNK\*
  - b. Bid Price: UNK\*

\*Would have to go outside of "Pool" to obtain insurance;  
cost for coverage unknown.

Mr. Allan said that bid submitted by Nickle Insurance is approximately \$64,207 and the bid submitted by Utah Government Insurance Trust is approximately \$50,605.

Following discussion, Council Member Don Dafoe MOVED to table the insurance bids to allow for further review. The motion was SECONDED by Council Member Gayle Bunker. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

CITY ATTORNEY RICHARD WADDINGHAM: DELTA CITY LITIGATION

Attorney Richard Waddingham was unable to attend. This item was tabled until the next regular City Council meeting.

CITY ACTIVITY REPORT

Council Member Gayle Bunker said there are holes that need to be filled in on the street by the Post Office.

Council Member Craig Greathouse said there are holes that need to be filled in in front of the Chevron station on Main Street.

Council Member Don Dafoe said that a meeting was held at the City Office with representatives from IBM concerning the expansion of the computer. IBM's recommendation was to upgrade the system 200 megabytes.

City Manager Jim Allan invited the Mayor, City Council Members, and administrative staff to an IPP celebration to be held May 14, 1987, at 7:00 p.m.

Mayor Hansen asked if there were any further comments, questions, or items to be discussed. There being none, Council Member David Church MOVED to adjourn. The motion was SECONDED by Council Member Craig Greathouse. Mayor Hansen asked if there were any further comments or questions regarding the motion. There being none, she declared the meeting adjourned at 10:45 p.m.

  
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RUTH HANSEN, Mayor

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DOROTHY JEFFERY  
Delta City Recorder

MINUTES APPROVED: 4-27-87